

**UPPER PROVIDENCE TOWNSHIP  
PLANNING COMMISSION WORK SESSION  
WEDNESDAY, August 24, 2016**

*A meeting of the Upper Providence Township Planning Commission was held at the Upper Providence Meeting Hall, 1301 Black Rock Road in Phoenixville, Pennsylvania on Wednesday, August 24, 2016. The meeting was called to order at 7:00pm. Attending were Planning Commission members Dave Evans, Chris Caggiano, Paul Newlin, Charles Stoll, and Robert Heist. Also in attendance was Township Solicitor, Joseph Bresnan; Assistant Township Manager, Bryan Bortnichak; Township Engineer, Mike Coyne; Township Planner, Geoff Grace; and Township Traffic Engineer, Ken O'Brien.*

**1. Zoning Hearing Board Application #16-04:**

Mr. Bortnichak explained the application. It is a request for a one story addition in the R1 zoning district that encroaches into the front yard setback between 5 and 8 feet. Mr. Evans asked what this was for. Mr. Bortnichak said it was for a 1<sup>st</sup> floor Master bedroom suite with a bathroom. It is not for an in-law suite. It is located behind the Shoppes at Upper Providence.

Mr. Caggiano made a motion to take no action on Zoning Hearing Board Application #16-04 and pass it along to the Zoning Hearing Board. Mr. Heist second the motion and the motion passed 5-0.

**2. Ridgewood Plan#8-007 001-1119(TSD/LD):**

*Present: Ed Mullin, Applicant's Attorney  
Jon Penders, Rouse Chamberlin  
Kim Kryder, Applicant's Engineer*

Mr. Mullin explained that most items are will comply. He has two items, road width and perpendicular parking, that he would like to discuss.

Mr. Grace's letter-Will comply.

The Gilmore letter he wants to discuss the 32 foot cartway and the need for a right-of-way on private streets, Phase 1 doesn't have any right-of way, and in the R4 these are driveways. The Ordinance describes the roads being a means to get to get to the buildings whether they are on lot or in common areas. Mr. Bresnan said he will be speaking with Mr. Dingman on Monday on this issue.

Mr. O'Brien's letter-The first item was that Mr. O'Brien stated that he would like them to go back into Phase 1 and widen the roads to 32 feet. Phase 1 is done. The escrow has been posted and we shouldn't have to do anything with the roads there. Mr. Bresnan agrees with Mr. Mullin because the approval is the approval and with the change in the zoning and age restriction he agrees we can't double back to the approved portion of Phase 1. The second item was there was a waiver for sidewalks along Linfield Trappe Road, they agree to do that now because it makes sense to do that. There was also a waiver in Phase 1 to widen along Linfield Trappe Road-they are willing to widen the portion of Linfield Trappe Road in Phase 2. The rest is will comply.

Mr. Mullin stated they would like to get a waiver on the 32 foot streets and perpendicular parking. They feel a narrower road acts as a traffic calming effect and a 32 foot road lends itself to faster driving. Mr. O'Brien is ok with perpendicular parking, but parking along the curves will cause a problem. Mr. Penders said the 32 foot roadway is not needed in a townhouse development. This is going to be a private development and it is not going to be dedicated to the Township. The two main roads in will be 28 foot roads and the internal roads will be 24 foot roads. They will enforce no on-street parking with narrower streets. This would also help with snow events and plowing-since there would be no cars on the road. Mr. Mullin said that Code requires 2 parking spaces per unit. They would be adding .65 spaces with the perpendicular spaces near the units. They would be adding .4 spaces by adding small parking lots, or adding .3 spaces by allowing parking on 1 side of the road with 32 foot roads. RiverCrest has 28 foot roads and Longford Crossing has 32 foot roads. The Fire Marshal letter states that if the road is 32 feet people can park on 1 side of the road. Comments 1 and 2 state that streets that are 26-32 feet there is no parking allowed on the street. Mr. Bortnichak said that Longford Crossing is probably the closest match as a townhome community. It has 32 foot roads and they are in the process of adding about 30-50 more parking spaces. They have perpendicular spaces also. Mr. O'Brien added that the Fire Marshal would like to see 32 foot road access for the fire trucks and for the fire trucks to maneuver around.

The Planning Commission members all agreed that they would like to see a comparison of Ridgewood Phase 2 to other townhouse communities. Mr. Newlin added that he would like an updated input letter from the Fire Marshal regarding this new parking situation. The next meeting is September 14<sup>th</sup>. Mr. Mullin wanted the Board to see that with the 28 foot roads and the extra perpendicular parking there will be no extra places for cars to park along the roads.

Mr. Caggiano asked Mr. Grace about the Community amenities. Mr. Grace explained that he would like to give the residents more places to go and things to do than just a gazebo to sit in and have community related things to do, such as Bocce

Courts and Shuffle Board. There is a Tot Lot and The Village Green. There is also extra group parking areas at these amenities.

Mr. Newlin had a suggestion about making the two incoming roads 32 feet and then all the internal roads 28 feet. Mr. O'Brien reminded them they have to make the Board of Supervisors happy and the Curry project is all 32 feet. Mr. Mullin took the advisement and said they would be back for the next meeting.

**Board Comments:**

Mr. Caggiano questioned the comment Mr. Mullin made about the reduction in number of units being built. Mr. Grace explained that they reduced the number of units to sell on 3 occasions because 1-they were re-zoned for the Institutional Overlay, 2-Age-Targeted, and 3-R4 Zoning. They also have Restrictive Covenants with set-backs. Mr. Bresnan said he would like them to start the next meeting here when the Applicant comes back and can be present.

**3. Adjournment:**

Mr. Newlin made a motion to adjourn at 7:37pm. Mr. Caggiano second the motion and the motion passed 5-0.

Respectfully submitted,

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Chris Caggiano  
Upper Providence Township Planning Commission